



GRACE ESTATE AGENTS are delighted to present this traditional three bedroom double bay semi-detached house situated within the West side of Ipswich providing good access to the A14.

The accommodation comprises entrance hall which has a window to the side, with stairs leading to the first floor, built-in cupboard and an additional under-stairs storage cupboard.

The sitting room has a bay window to the front and coal-effect feature fire.

The dining room is situated to the rear and has patio doors leading out to the secluded garden.

The kitchen features stainless-steel circular bowl with matching drainer, work surfaces with cupboards and drawers under and matching wall cupboards over, part tiled walls, window to the rear.

A door leads into a rear hall with tiled floor, off which is a door to the outside.

Off the kitchen is a lobby leading to, cloakroom with low level WC and utility area with storage cupboard.

The first floor landing has a window to the side. The master bedroom features a bay window to the front and built-in wardrobe. Bedroom two is situated to the rear and has a built-in wardrobe and bedroom three is situated to the front of the property.

The bathroom has windows to the side and rear, low level w.c, corner bath with shower mixer tap, pedestal wash basin, towel radiator, built-in cupboard containing combi boiler.

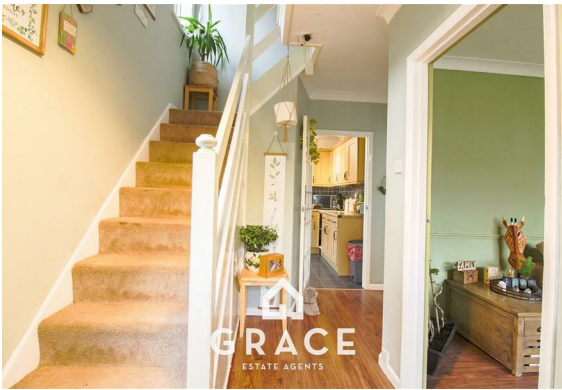
Entrance Hall

Double glazed front door and double glazed window to side aspect.

Lounge

12'11" x 12'9" (3.95 x 3.90)

Double glazed bay window to the front aspect, radiator, fireplace with feature surround and wood style flooring.





Dining Room

11'5" x 10'2" (3.49 x 3.12)

Double glazed patio doors to rear aspect, radiator, fireplace with feature surround and wood style flooring.

Kitchen

8'7" x 8'2" (2.62 x 2.51)

Double glazed window to side access, matching eye level and base unit cupboards with worktops over, wood style flooring, stainless steel sink with side drainer, space for a double oven with extractor over, tiled splash back and tiled flooring. Space for fridge under worktop and radiator.

Cloakroom

Tiled floor, low level WC, hand wash basin, obscure window to side aspect.

Utility

7'1" x 5'3" (2.18 x 1.62)

Double glazed window to rear aspect, tiled flooring, space for washing machine, tumble dryer and separate cupboard.

Master Bedroom

13'3" x 11'0" (4.06 x 3.36)

Double glazed bay window to front aspect, storage cupboard and radiator.

Bedroom Two

11'5" x 10'2" (3.48 x 3.12)

Double glazed window to rear aspect, storage cupboard and radiator.

Bedroom Three

8'5" x 8'0" (2.57 x 2.44)

Double glazed window to front aspect and radiator.

Bathroom

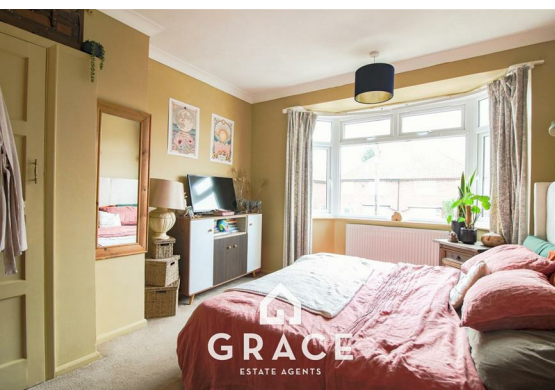
8'7" x 8'2" (2.62 x 2.49)

Double glazed obscure window to side aspect and rear, lino tiled flooring, tiled wet areas, corner bath, shower off taps, separate bar valve rain shower and tiled splash back.

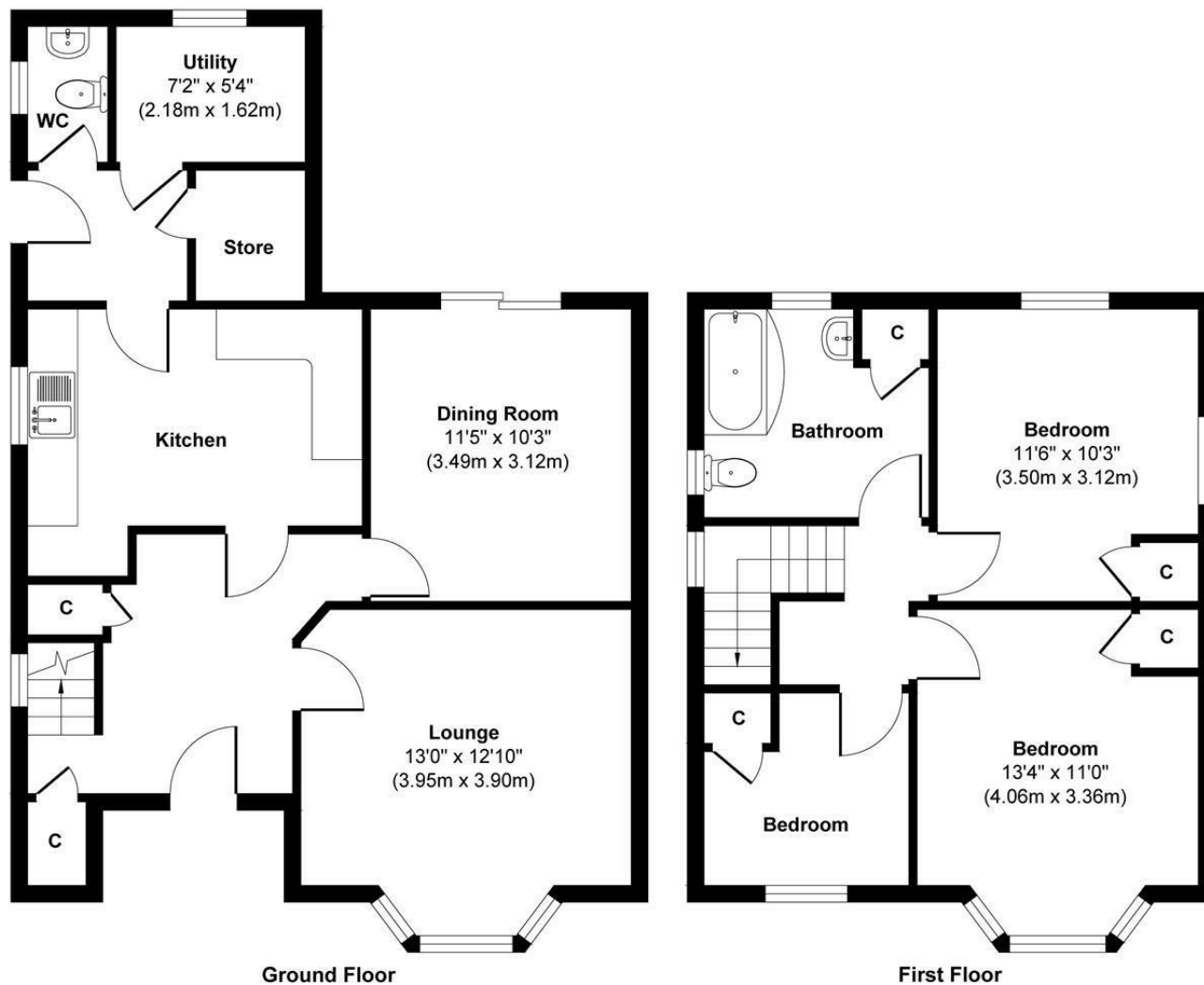
Outside

Off road parking for several cars, driveway and lawned area with shrubs surround, iron gates leading to garage, electricity connected to garage.

Secluded rear garden, wood panel fencing, patio and mainly laid to lawn, pathway leading to shed.



Chesterfield Drive, Ipswich



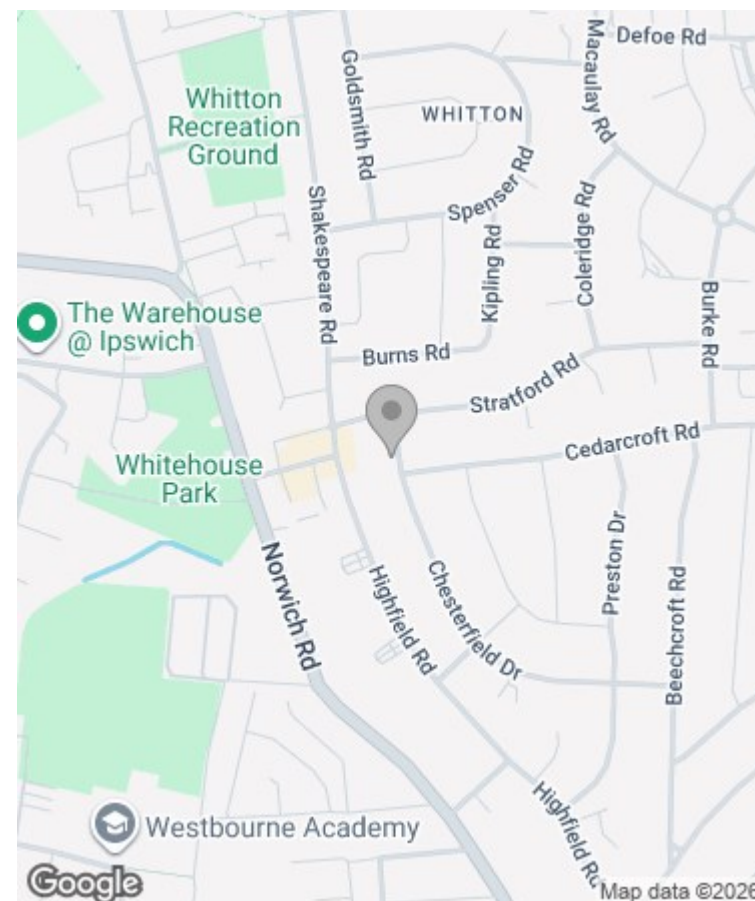
Any room measurements shown are approximate. The floor plan is for guidance purposes only and is not to scale.

Produced by Elements Property

Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	84

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	59